



ORDINANCE NO. 1663

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A RESTAURANT IN THE PLANNED DEVELOPMENT 22 ZONING DISTRICT AND WITHIN BUILDING "C" OF CROWN PLAZA ON PROPERTY LOCATED AT 11496 LUNA ROAD; PROVIDING FOR CONDITIONS OF OPERATION, PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by granting a Specific Use Permit for a restaurant in Planned Development 22 Zoning District. Said restaurant shall be located within Building "C" of Crown Plaza and more specifically to the location designated in Exhibit "A".

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch is hereby amended by amending the zoning map of the

City of Farmers Branch so as to indicate a Specific Use Permit for a restaurant in Planned Development (PD-22) Zoning District.

SECTION 3. That the above described restaurant shall be constructed in the manner setforth in the approved site plan attached as Exhibit "B".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a restaurant in the PD-22 zoning district.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. If any section, paragraph, subsection, clause, phrase, provision or word of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

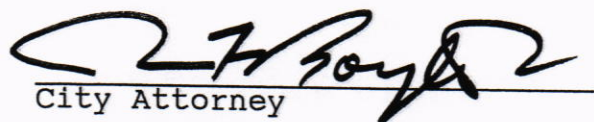
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 17th day of November, 1986.

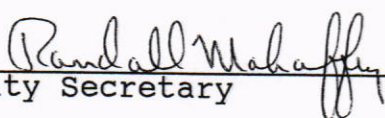
APPROVED:


Mayor

APPROVED AS TO FORM:

ATTEST:


City Attorney


City Secretary

LEGAL DESCRIPTION
(EXHIBIT A)

LESSOR: LUNA ROAD BUSINESS PARK, LTD.

LESSEE: _____

DATE: _____

BUILDING: CROWN PLAZA

Suite Number 105

LOCATION: 11498 Luna Road, Dallas, Texas, Dallas County

Situated in Dallas County, Texas, and being LOT TWO (2) and a part of LOT ONE (1), a 5.000 acre tract of land out of BLOCK "A", LUNA 635 BUSINESS PARK, an addition to the city of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 79042, page 2188 Deed Records of Dallas County, Texas; said 5.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the South right-of-way line of Manhattan Drive (64' R.O.W.) said point being the most easterly intersection of said Right-of-way line with the East right-of-way line of Luna Road;

THENCE East along the South right-of-way line of Manhattan Drive and along the North line of said Lot 2, a distance of 577.34 feet to a point for corner, said point being the Northeast corner of said Lot 2;

THENCE South along the East line of said Lot 2 and Lot 1, a distance of 369.35 feet to a point for corner;

THENCE West a distance of 592.32 feet to a point for corner in the East right-of-way line of Luna Road and West line of said Lot 1;

THENCE North 00 deg. 46 min. 33 sec. East along said East right-of-way line of Luna Road and the West line of said Lot 1 and Lot 2, a distance of 359.39 feet to a point for corner;

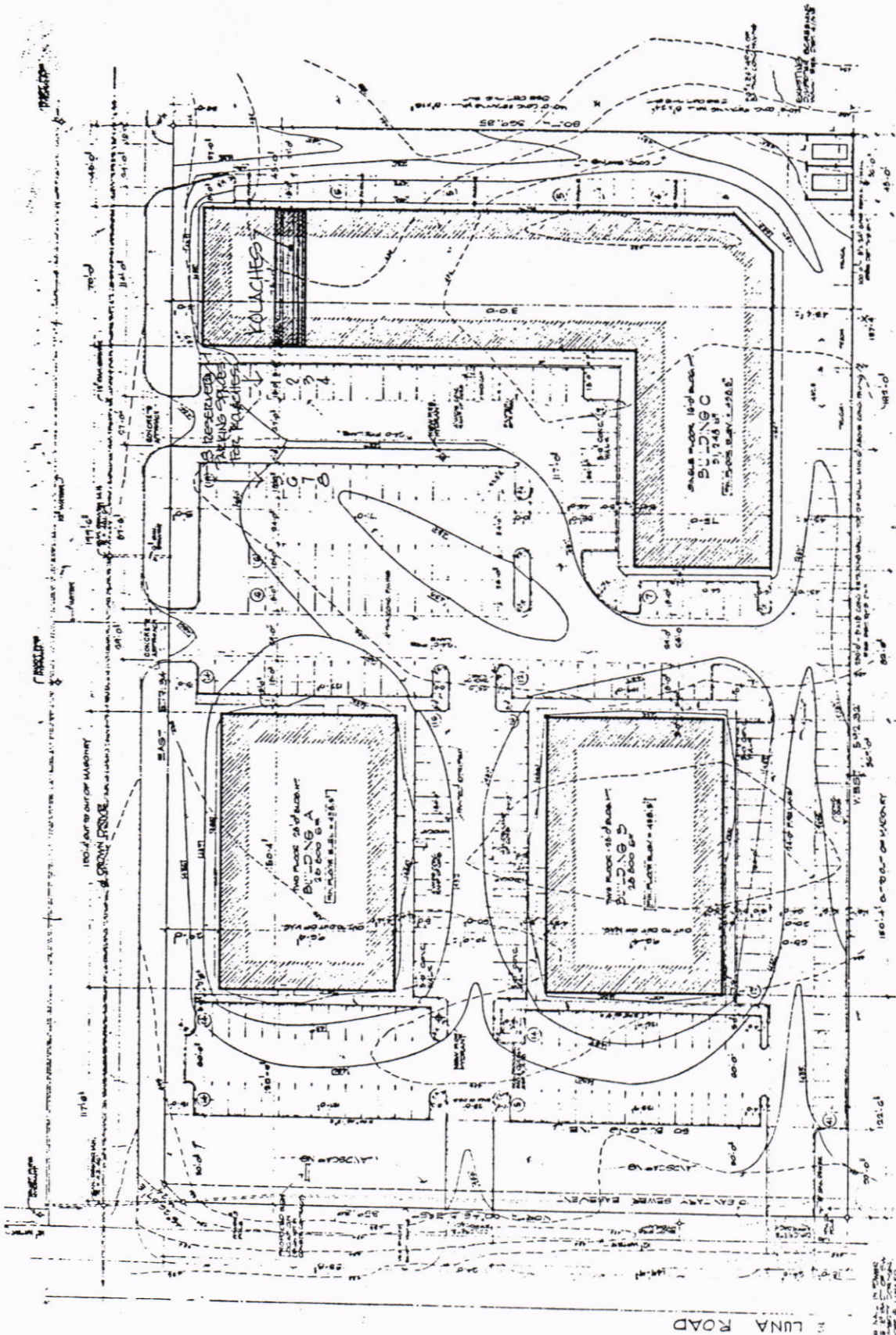
THENCE North 45 deg. 26 min. 07 sec. East a distance of 14.24 feet to the Point of Beginning and containing 217,805.155 square feet or 5.000 acres of land, more or less.

I HEREBY CERTIFY that these field notes represent the result of computations based on a previous survey made on the ground and is true and correct to the best of my knowledge.

SIGNED: LUNA ROAD BUSINESS PARK, LTD., BRIDGANY, INC., GENERAL PARTNER

LESSOR: BY: _____

LESSEE: _____



TABLES

TABLE 1 - BUILDING AREAS

Building	Area (sq ft)	Area (sq ft) - 1st Floor	Area (sq ft) - 2nd Floor	Area (sq ft) - 3rd Floor	Area (sq ft) - 4th Floor	Area (sq ft) - 5th Floor	Area (sq ft) - 6th Floor	Area (sq ft) - 7th Floor	Area (sq ft) - 8th Floor	Area (sq ft) - 9th Floor	Area (sq ft) - 10th Floor	Area (sq ft) - 11th Floor	Area (sq ft) - 12th Floor	Area (sq ft) - 13th Floor	Area (sq ft) - 14th Floor	Area (sq ft) - 15th Floor	Area (sq ft) - 16th Floor	Area (sq ft) - 17th Floor	Area (sq ft) - 18th Floor	Area (sq ft) - 19th Floor	Area (sq ft) - 20th Floor
Building A	20,000	10,000	10,000																		
Building B	20,000	10,000	10,000																		
Building C	20,000	10,000	10,000																		
Building D	20,000	10,000	10,000																		
Total	80,000	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TABLE 2 - PARKING AREAS

Parking Area	Area (sq ft)	Area (sq ft) - 1st Floor	Area (sq ft) - 2nd Floor	Area (sq ft) - 3rd Floor	Area (sq ft) - 4th Floor	Area (sq ft) - 5th Floor	Area (sq ft) - 6th Floor	Area (sq ft) - 7th Floor	Area (sq ft) - 8th Floor	Area (sq ft) - 9th Floor	Area (sq ft) - 10th Floor	Area (sq ft) - 11th Floor	Area (sq ft) - 12th Floor	Area (sq ft) - 13th Floor	Area (sq ft) - 14th Floor	Area (sq ft) - 15th Floor	Area (sq ft) - 16th Floor	Area (sq ft) - 17th Floor	Area (sq ft) - 18th Floor	Area (sq ft) - 19th Floor	Area (sq ft) - 20th Floor
Parking Area A	10,000	10,000																			
Parking Area B	10,000	10,000																			
Parking Area C	10,000	10,000																			
Parking Area D	10,000	10,000																			
Total	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TABLE 3 - TOTAL AREAS

Area	Area (sq ft)	Area (sq ft) - 1st Floor	Area (sq ft) - 2nd Floor	Area (sq ft) - 3rd Floor	Area (sq ft) - 4th Floor	Area (sq ft) - 5th Floor	Area (sq ft) - 6th Floor	Area (sq ft) - 7th Floor	Area (sq ft) - 8th Floor	Area (sq ft) - 9th Floor	Area (sq ft) - 10th Floor	Area (sq ft) - 11th Floor	Area (sq ft) - 12th Floor	Area (sq ft) - 13th Floor	Area (sq ft) - 14th Floor	Area (sq ft) - 15th Floor	Area (sq ft) - 16th Floor	Area (sq ft) - 17th Floor	Area (sq ft) - 18th Floor	Area (sq ft) - 19th Floor	Area (sq ft) - 20th Floor
Building Areas	80,000	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Areas	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	120,000	80,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

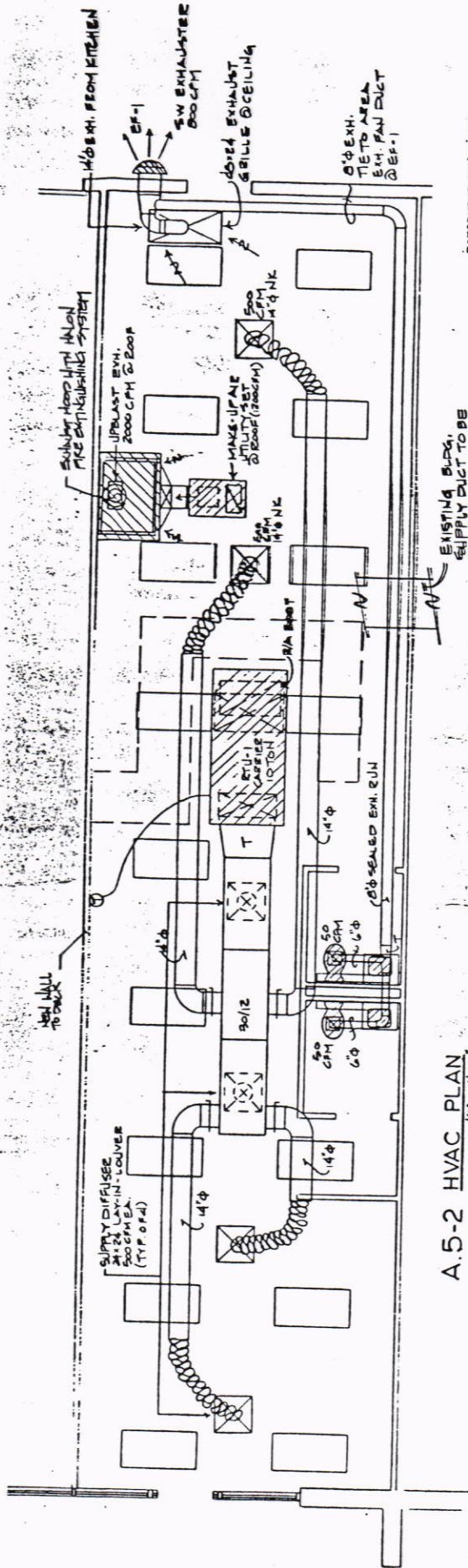


SITE PLAN

Scale: 1" = 50' 0"

North Arrow

Exhibit "B"



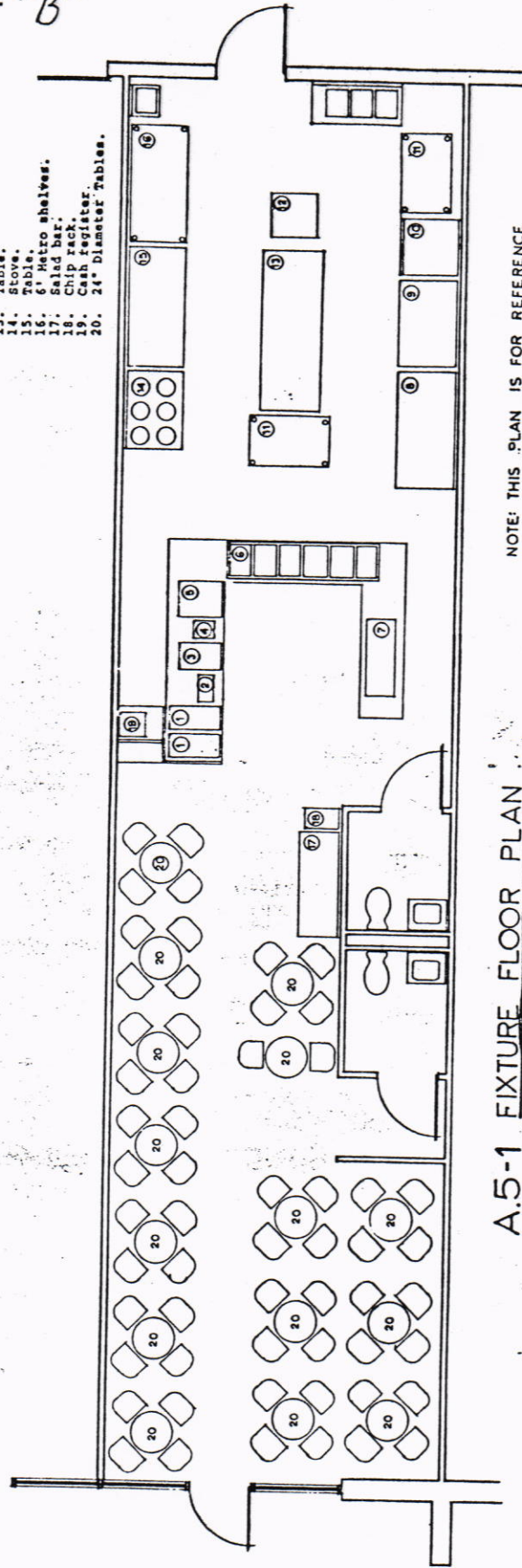
A.5-2 HVAC PLAN
1/4" = 1'-0"

- NOTES:
1. ALL ROUND SPECIAL DUCTS TO RECEIVE 1" WRAP INSULATION.
 2. ALL RECTANGULAR LOW PRESSURE DUCT TO RECEIVE 1" LINER

EQUIPMENT BY TENANT

1. Yogurt machine.
2. Coffee machine.
3. Beverage machine.
4. Iced tea.
5. Ice machine.
6. Hot case.
7. Ice cream case.
8. Ice box.
9. Refrigerator.
10. Ice machine.
11. 4' Metro shelves.
12. Proof box.
13. Table.
14. Stove.
15. Table.
16. 6' Metro shelves.
17. Salad bar.
18. Chip rack.
19. Cash register.
20. 24" Diameter Tables.

EXISTING BLDG. SUPPLY DUCT TO BE RE-ROUTED AS NECESSARY



NOTE: THIS PLAN IS FOR REFERENCE PURPOSES ONLY.

A.5-1 FIXTURE FLOOR PLAN
1/4" = 1'-0"

DINING AREA: 752 SF.
KITCHEN AREA: 523 SF.
SEATING PROVIDED: 50

Exhibit "B"

KOLACHES SUITE D-2		DATE: AUGUST 22, 1986		SHEET NO. A.5	
CROWN PLAZA - BUILDING 'C'		ARCHITECT'S PROJECT NO: 8644		PROJECT NO: 8644	
FARMERS BRANCH, TEXAS		COPYRIGHT 1986		ALL RIGHTS RESERVED	
REGISTERED ARCHITECT		REVISIONS:		REVISIONS:	
1. 1/4" = 1'-0"		2. 1/4" = 1'-0"		3. 1/4" = 1'-0"	